

September 5, 2006

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter – General Plan Amendment – DR to PCD
Zone Change – U to PD
Site Plan Development Review
Variance to reduce required parking

New Vista Community
Assisted Living Apartments
Community and Recreation Center
SW corner Rainbow and Grand Teton
Tax Assessor's Parcel No.: 125-15-501-002

Overview

The plans and documents we are submitting today for your review depict proposed assisted living apartments (56 units) and a proposed community/recreation center. This is a 15.05 net acre, 17.81 gross acre site on the southwest corner of Rainbow Boulevard and Grand Teton Drive in the City of Las Vegas.

General Plan Amendment (DR to PCD) and Rezone (U to PD)

This is a request to amend the General Plan from DR (Desert Rural – 2 residential units per acre) to PCD (Planned Commercial District) and rezone from district U (Undeveloped) to PD (Planned Development). The range of uses being requested (see section 3.4 of the “Master Development Plan Document” for full description) requires the PD rezone and the PCD General Plan designation. The density of residential units being requested is 4.93 DUA.

Per the intent of the PD zoning district and PCD General Plan designation, the goals of this project are to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single purpose or multi-use planned development. The General Plan Amendment of property to the PCD

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designation and the PD zoning may be deemed appropriate if the development if the development proposed can accomplish one or more of the following goals:

1. **Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.**
2. **Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts.**
3. **Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design.**
4. **Promoting or allowing development to occur in accordance with a uniform set of standards, which reflect the specific circumstances of the site.**
5. **Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.**
6. **Encouraging area sensitive site planning and design.**

Contribution to the health, safety and general welfare of the community and providing development, which is compatible with the City's goals and objectives

We believe these goals will be met by the proposed project as described in the "Master Development Plan Document".

Site Plan Development Review

The documents submitted depict a one and two story residential project with community and recreational facilities. All of the buildings are designed with consistent "Western" detail –

- | | | |
|----|-----------------|--|
| 1. | Exterior Walls: | Stucco, Stone veneer, Painted concrete tilt-up walls,
Split face masonry |
| 2. | Glazing: | Green reflective/tinted glass |
| 3. | Roofing: | Existing sloped roof s are to remain as is
New sloped roofs to be concrete tile
New flat roof are to be built-up roofing |

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All setbacks and design criteria are further described in the "Master Development Plan Document". There will be approximately half of the site fully landscaped with a desert tolerant plant palette. The project presents an attractive, consistent residential style that is appropriate to the neighborhood.

Otherwise, these plans are consistent with the master plan and with the requirements of City of Las Vegas Zoning Code.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,



JOHN DAVID BURKE, ARCHITECT

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